

Docket Item B-2  
Planning Commission  
Tuesday, October 20, 1992  
7:30 p.m., City Hall

CASE MPA-92-2

ISSUE: Consideration of a request for an amendment to the Old Town section of the 1992 Master Plan to change the Tannery House Condominium site, 601 Wilkes Street, from Commercial Downtown to Residential High.

APPLICANT: Tannery House Condominium Association, by Joseph B. Mitchell

STAFF RECOMMENDATION: Staff recommends that the proposed amendment be approved.

PLANNING COMMISSION ACTION OCTOBER 20, 1992: A motion by Mr. Hurd, seconded by Ms. Fossum to approve the proposed amendment passed, 7-0.

Reason: The Planning Commission agreed with the staff recommendation.

No Speakers.

2



## DISCUSSION

The applicant is seeking a change to the master plan designation for 601 Wilkes Street from Commercial Downtown to Residential High, with the intention of obtaining a rezoning of the property from CD-Commercial Downtown to RCX-High Density Residential. The site is occupied by the Tannery House Condominiums, a four story 19 unit residential building.

The Commercial Downtown designation is primarily intended to apply to the City's downtown commercial core along King Street and Washington Street and allows for a mix of commercial and residential uses. Most of the land in Old Town previously zoned C-3 was designated Commercial Downtown; for this reason, Tannery House was designated and rezoned to Commercial Downtown. However, the residents of Tannery House do not want to be part of the area designated Commercial downtown; they are a residential use and intend to stay residential. As the attached map illustrates, Tannery House is adjacent to the Washington Street Commercial Downtown district, but fronts Wilkes Street, which is a residential street. One potential problem with a land-use and zoning change from CD to the proposed RH and RCX is that RCX will create zone transition setback requirements which could put severe development constraints on commercially zoned parcels along Washington Street. However, the applicant has included a proffer in his rezoning application by which it waives the zone transition setback requirements along the western edge of the property and reduces them to the north.

Since Tannery House is outside of the core commercial area and it is an established City policy to protect and preserve the Old Town residential areas--the Old Town Plan specifically states as a goal that "areas presently used for residential purposes should remain residential"--staff recommends approving this application and extending the residential land use designation to the Tannery House.

**STAFF:** Sheldon Lynn, Director, Planning and Community Development; Larry Grossman, Chief of Comprehensive Planning; Kimberley Johnson, Planning.

P 1000 101 1

**TANNERY HOUSE CONDOMINIUM**

Unit Owner Association Executive Committee

601 Wilkes Street • Alexandria, VA 22314

July 29, 1992

Department of Planning and  
Community Development  
City Hall, Room 2100  
Alexandria, Virginia

Attached is an application submitted by Tannery House Condominium Association to amend the Master Plan and Zoning Map.

We would like to express our appreciation to the Department of Planning and Community Development for the helpfulness of their staff to us in preparing this application.

We especially are indebted to Ronald J. Yake and Robert "Pete" Crabill for their patience and for the time they devoted to work with us to complete this application.

Sincerely,

*Kathleen M. Fernald*

Kathleen M. Fernald  
President

*Joseph B. Mitchell*

Joseph B. Mitchell  
Designated Representative

cc: Vola Lawson  
City Manager



# APPLICATION FOR MASTER PLAN AMENDMENT AND/OR ZONING MAP AMENDMENT

MPA # 92-2  
ZMA #

## A TYPE OF APPLICATION: (Check One)

Master Plan

Zoning Map

☒ Master Plan and Zoning Map

## B APPLICANT Tannery House Condominium Association

Name

Kathleen M. Fernsler, President

Telephone

548-3470

Address 601 Wilkes St. #205  
Alexandria, VA 22314

INTEREST IN  
PROPERTY  
(Check One)

Owner

Developer

Contract Purchaser

Lessee

☒ Other (specify)

Condo Assoc. Pres.

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria: Yes ☐ No ☒ ? If yes, provide proof of current City business license. If no, said agent shall be required to obtain a business license prior to filing application. NA

## C PROPERTY OWNERSHIP (Check One)



Individual Owner

~~Condominium Co-Owners~~

~~Corporation or Partnership Owner~~

Identify each person or individual with ownership interest, or, if Corporation or Partnership Owner, each person with more than 10% interest in such Corporation or Partnership

1 Name

Caroline P. Karpinol

Extent of Interest

Address

601 Wilkes St. #101  
Alexandria, VA 22314

2

Name

Joseph & Vivienne Mitchell

Extent of Interest

Address

601 Wilkes St. #102  
Alexandria, VA 22314

3

Name

Annette Graham

Extent of Interest

Address

601 Wilkes St. #103  
Alexandria, VA 22314

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET ☒

Condominium Co-Owners (Cont.)

Helen Bertot  
601 Wilkes St. #202  
Alexandria, VA 22314

Marshall & Jane Mays  
601 Wilkes St. #203  
Alexandria, VA 22314

Margaret Belair  
601 Wilkes St. #204  
Alexandria, VA 22314

Robert & Kathleen Fernsler  
601 Wilkes St. #205  
Alexandria, VA 22314

Paul & Joan Miller  
601 Wilkes St. #301  
Alexandria, VA 22314

William & Diane Cummings  
601 Wilkes St. #302  
Alexandria, VA 22314

Bernard Nigro, M.D.  
601 Wilkes St. #303  
Alexandria, VA 22314

Allan & Rhoda Labowitz  
601 Wilkes St. #304  
Alexandria, VA 22314

Elizabeth B. Curtis  
601 Wilkes St. #305  
Alexandria, VA 22314

Matthew Smith  
601 Wilkes St. #402  
Alexandria, VA 22314

Janis C. Biegling  
601 Wilkes St. #403  
Alexandria, VA 22314

Virginia E. Dickman  
601 Wilkes St. #405  
Alexandria, VA 22314

Howard & Ann Blancheri (104)  
c/o Benoit MGMT.  
117 S. Fairfax St.  
Alexandria, VA 22314

Jeanne C. Collier (201)  
1250 S. Washington St. #1205  
Alexandria, VA 22314

Spyridon & Eleanora Livanis (401)  
217 S. Pitt St.  
Alexandria, VA 22314

Helen Refo (404)  
107 Quay St.  
Alexandria, VA 22314

# APPLICATION FOR MASTER PLAN AMENDMENT AND/OR ZONING MAP AMENDMENT

MPA #  
ZMA #

## D PROPERTY INFORMATION

Provide the following information for each property for which an amendment is being requested.

	Address and Tax Map-Blk-Lot No.	Use		Master Plan Designation		Zoning Designation		Street Front- age (Feet)	Land Area (Acres)
		Existing	Proposed	Existing	Proposed	Existing	Proposed		
①	601 Wilkes St. 74.04-10-13	Res.	Res.	CD	RH	CD	RC-X	163.4 Wilkes 101.1 S St. Ave	23,193.94 SF
2									
3									
4									
5									
6									
7									
8									
9									
10									

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET \_\_\_\_\_

**APPLICATION FOR MASTER PLAN AMENDMENT  
AND/OR ZONING MAP AMENDMENT**

**MPA #  
ZMA #**

**E JUSTIFICATION FOR AMENDMENT**

- 1 Explain how and why the proposed amendment(s) is necessary, desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

The Tannery House is totally residential in character and use. The proposed Amendment is desirable in order to have the new Master Plan and the Zoning Map accurately reflect the reality of this residential character and use. The change is fully in keeping with the Old Town Small Area Plan, and is consistent with the established City policies respecting the preservation and protection of Old Town Residential Areas.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET \_\_\_\_\_

- 2 Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

This change in the zoning of Tannery House will not effect any change in existing City services.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET \_\_\_\_\_

**APPLICATION FOR MASTER PLAN AMENDMENT  
AND/OR ZONING MAP AMENDMENT**

**MPA #  
ZMA #**

**E JUSTIFICATION FOR AMENDMENT (CONTINUED)**

3 If this application is for conditional zoning approval pursuant to section 11-804 of the zoning code, identify all proffered conditions that are to be considered part of this application (See zoning code section 11-804 for restrictions on conditional zoning).

*Proffer Attached*

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET ☒

I certify that the information supplied for this application is complete and accurate, and, pursuant to to Section 11-301B of the Zoning Ordinance, hereby grant permission to the City of Alexandria, Virginia, to post placard(s) notice on the property(ies) which is the subject of this application.

Name of Owner or Authorized Agent (print or type) **Joseph B. Mitchell, Designated Representative** Telephone **836-7590**

Address

**601 Wilkes St. #102, Alexandria, VA 22314**

Signature

*Joseph B. Mitchell*

Date **July 29, 1992**

**FOR CITY STAFF USE ONLY**

Date Application Received:	Fee Paid: \$
Date Application Complete:	Staff Reviewer:
Date Planning Commission Public Hearing:	Action
Date City Council Public Hearing:	Action
Date Ordinance Adopted:	Number

PROFFER STATEMENT

Applicant, Tannery House Condominium Association, proffers that, solely for purposes of applying the zone transition setback requirements of section 7-900 of the zoning ordinance, the rezoning of the subject property to RCX Residential (Medium Density Apartment Zone) shall not be deemed to establish a residential zone or zone line as such rezoning pertains to the properties abutting the west property line of the subject property, and shall establish a residential zone line along the north property line with a zone transition setback ratio of 2:3, <sup>RELATIVE</sup> to the height of any commercial building to the north of such zone and property line, or 20 feet, whichever is greater, in lieu of the more stringent setback ratio otherwise provided in section 7-902(A) of the zoning ordinance.

TANNERY HOUSE  
CONDOMINIUM ASSOCIATION

Signature of  
President: Kathleen M. Fernandez  
Date: July 29, 1981

Signature of Designated  
Representative: Joseph B. Mitchell  
Date: July 29, 1981

Legal Description (Metes and Bounds)

BEGINNING at the northwest intersection of Wilkes and St. Asaph Streets; thence west with Wilkes Street 163-5/12 feet to the intersection of an alley said to be thirteen feet wide; thence with said alley north 176-7/12 feet running parallel to St. Asaph Street; thence east parallel to Wilkes Street 88.42 feet; thence south parallel to St. Asaph Street 75.5 feet; thence east parallel to Wilkes Street 75 feet to the west side of St. Asaph Street; thence south with St. Asaph Street 101.08 feet to the beginning.

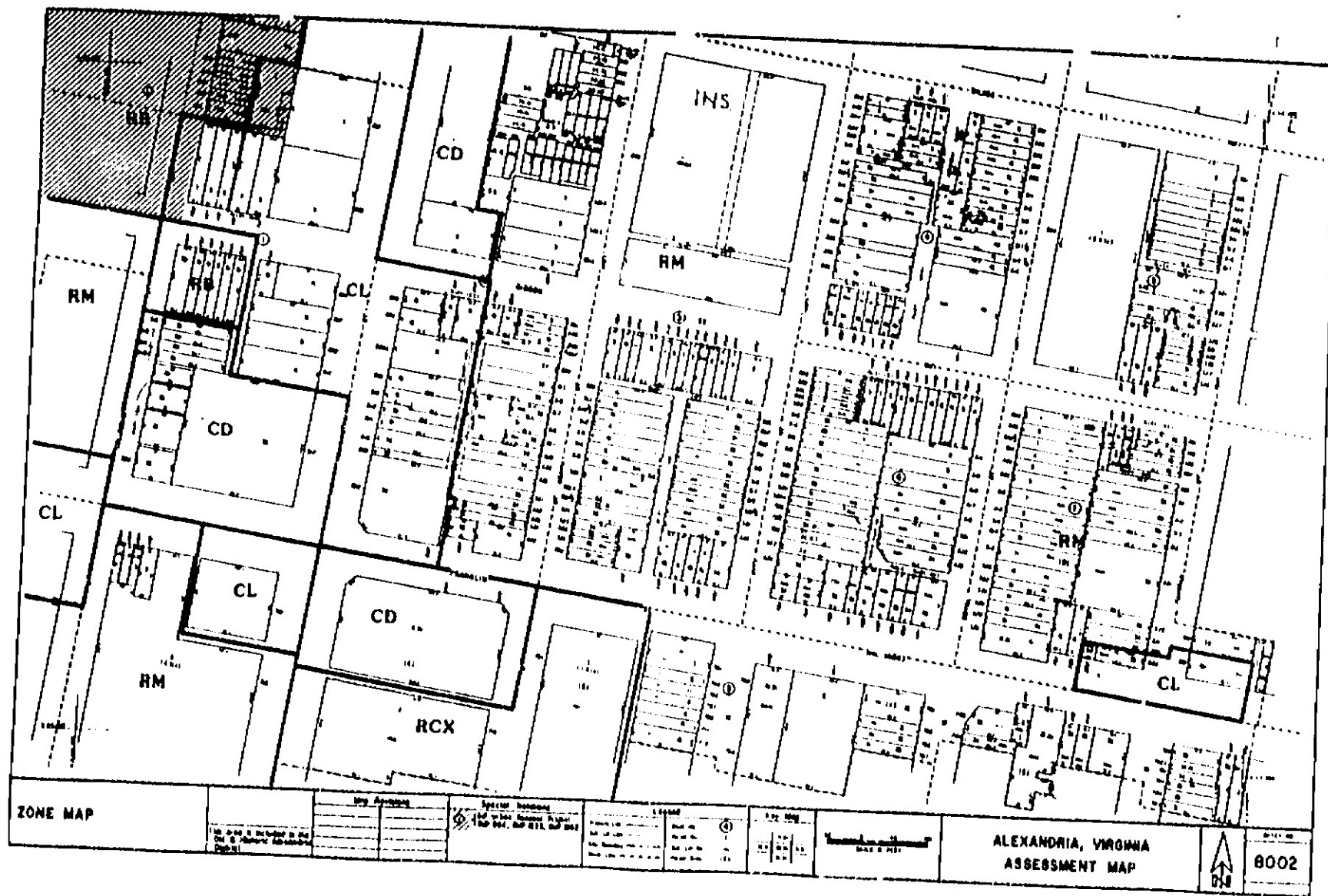


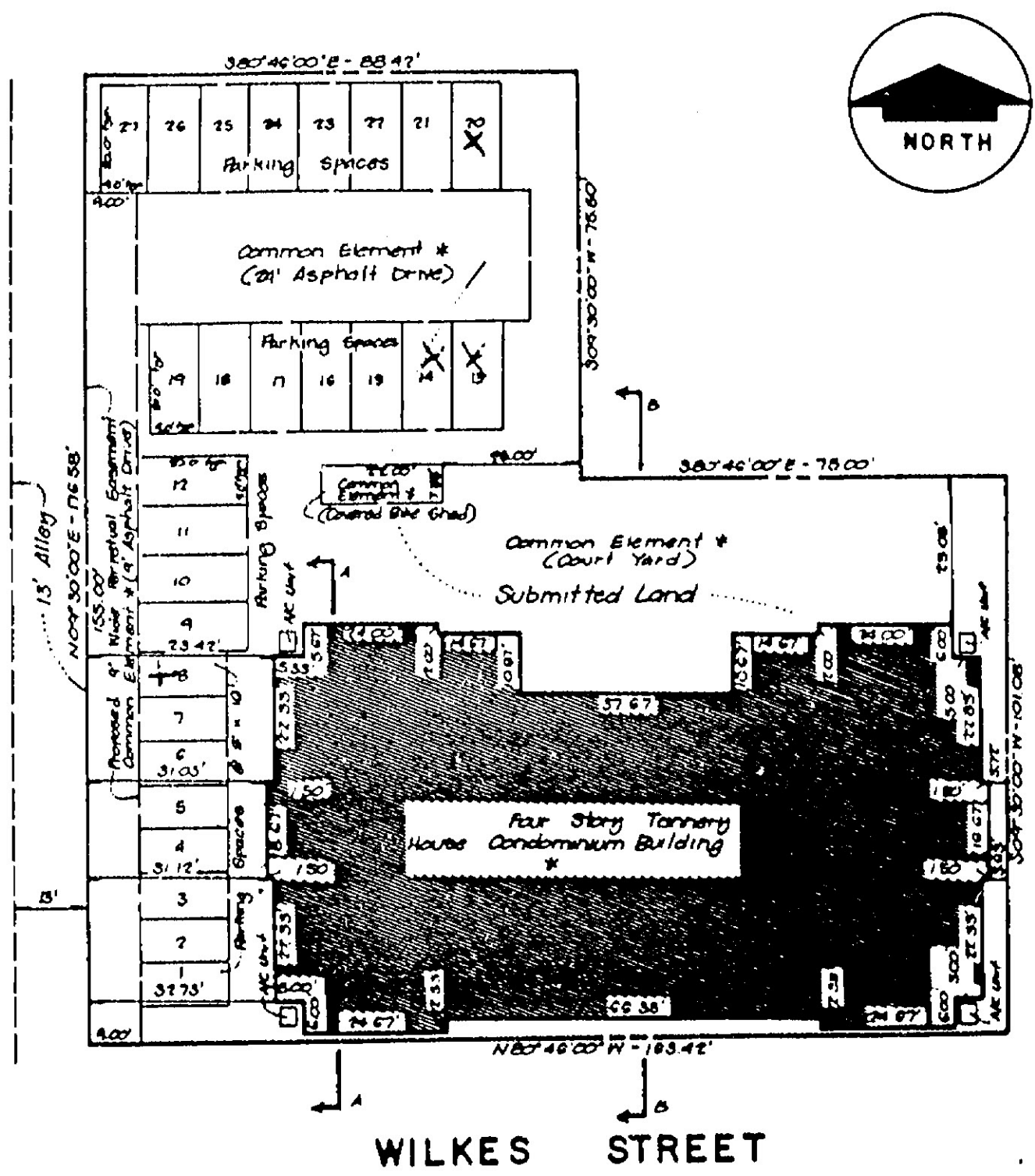
ZONE MAP

ALEXANDRIA, VIRGINIA  
ASSESSMENT MAP

74.04







SOUTH ST. ASAPH STREET



# APPLICATION FOR MASTER PLAN AMENDMENT AND/OR ZONING MAP AMENDMENT

MPA #  
ZMA #

## A TYPE OF APPLICATION: (Check One)

Master Plan

Zoning Map

Master Plan and Zoning Map

## B APPLICANT Tannery House Condominium Association

Name

Kathleen M. Fernsler, President

Telephone

548-3470

Address 601 Wilkes St. #205  
Alexandria, VA 22314

INTEREST IN  
PROPERTY  
(Check One)

Owner

Developer

Contract Purchaser

Lessee

☒ Other (specify)

Condo Assoc. Pres.

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria: Yes ☐ No ☒ ? If yes, provide proof of current City business license. If no, said agent shall be required to obtain a business license prior to filing application. NA

## C PROPERTY OWNERSHIP (Check One)



Individual Owner

Condominium Co.-Owners

Corporation or Partnership Owner

Identify each person or individual with ownership interest, or, if Corporation or Partnership Owner, each person with more than 10% interest in such Corporation or Partnership

1 Name Caroline P. Karpinol Extent of Interest

Address 601 Wilkes St. #101  
Alexandria, VA 22314

2 Name Joseph & Vivienne Mitchell Extent of Interest

Address 601 Wilkes St. #102  
Alexandria, VA 22314

3 Name Annette Graham Extent of Interest

Address 601 Wilkes St. #103  
Alexandria, VA 22314

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET ☒

Condominium Co-Owners (Cont.)

Helen Bertot  
601 Wilkes St. #202  
Alexandria, VA 22314

Marshall & Jane Mays  
601 Wilkes St. #203  
Alexandria, VA 22314

Margaret Belair  
601 Wilkes St. #204  
Alexandria, VA 22314

Robert & Kathleen Fernsler  
601 Wilkes St. #205  
Alexandria, VA 22314

Paul & Joan Miller  
601 Wilkes St. #301  
Alexandria, VA 22314

William & Diane Cummins  
601 Wilkes St. #302  
Alexandria, VA 22314

Bernard Nigro, M.D.  
601 Wilkes St. #303  
Alexandria, VA 22314

Allan & Rhoda Labowitz  
601 Wilkes St. #304  
Alexandria, VA 22314

Elizabeth B. Curtis  
601 Wilkes St. #305  
Alexandria, VA 22314

Matthew Smith  
601 Wilkes St. #402  
Alexandria, VA 22314

Janis C. Biegano  
601 Wilkes St. #403  
Alexandria, VA 22314

Virginia F. Dickman  
601 Wilkes St. #405  
Alexandria, VA 22314

Howard & Ann Blancheri (104)  
c/o Benoit MGMT.  
117 S. Fairfax St.  
Alexandria, VA 22314

Jeanne C. Collier (201)  
1250 S. Washington St. #1205  
Alexandria, VA 22314

Spyridon & Eleanora Livanis (401)  
217 S. Pitt St.  
Alexandria, VA 22314

Helen Refo (404)  
107 Quay St.  
Alexandria, VA 22314

**APPLICATION FOR MASTER PLAN AMENDMENT  
AND/OR ZONING MAP AMENDMENT**

**MPA #  
ZMA #**

**D PROPERTY INFORMATION**

Provide the following information for each property for which an amendment is being requested.

	Address and Tax Map-Blk-Lot No.	Use		Master Plan Designation		Zoning Designation		Street Front- age (Feet)	Land Area (Acres)
		Existing	Proposed	Existing	Proposed	Existing	Proposed		
1	201 11th St. S. 29-01-10-13	IND	IND	IND	IND	IND	IND	100 ft	1.13
2									
3									
4									
5									
6									
7									
8									
9									
10									

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET \_\_\_\_\_

**APPLICATION FOR MASTER PLAN AMENDMENT  
AND/OR ZONING MAP AMENDMENT**

**MPA #  
ZMA #**

**E JUSTIFICATION FOR AMENDMENT**

- 1 Explain how and why the proposed amendment(s) is necessary, desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

The Tannery House is totally residential in character and use. The proposed Amendment is desirable in order to have the new Master Plan and the Zoning Map accurately reflect the reality of this residential character and use. The change is fully in keeping with the Old Town Small Area Plan, and is consistent with the established City policies respecting the preservation and protection of Old Town Residential Areas.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET \_\_\_\_\_

- 2 Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

This change in the zoning of Tannery House will not effect any change in existing City services.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET \_\_\_\_\_

**APPLICATION FOR MASTER PLAN AMENDMENT  
AND/OR ZONING MAP AMENDMENT**

MPA #  
ZMA #

**E JUSTIFICATION FOR AMENDMENT (CONTINUED)**

- 3 If this application is for conditional zoning approval pursuant to section 11-804 of the zoning code, identify all proffered conditions that are to be considered part of this application (See zoning code section 11-804 for restrictions on conditional zoning).

*Proffer Attached*

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET ☒

I certify that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grant permission to the City of Alexandria, Virginia, to post placard(s) notice on the property(ies) which is the subject of this application.

Name of Owner or Authorized Agent (print or type) **Joseph B. Mitchell, Designated Representative** Telephone **836-7590**

Address  
**601 Wilkes St. #102, Alexandria, VA 22314**

Signature *Joseph B. Mitchell* Date **July 29, 1992**

**FOR CITY STAFF USE ONLY**

Date Application Received:	Fee Paid: \$
Date Application Complete:	Staff Reviewer:
Date Planning Commission Public Hearing:	Action
Date City Council Public Hearing:	Action
Date Ordinance Adopted	Number



PROFFER STATEMENT

Applicant, Tannery House Condominium Association, proffers that, solely for purposes of applying the zone transition setback requirements of section 7-900 of the zoning ordinance, the rezoning of the subject property to RCX Residential (Medium Density Apartment Zone) shall not be deemed to establish a residential zone or zone line as such rezoning pertains to the properties abutting the west property line of the subject property, and shall establish a residential zone line along the north property line with a zone transition setback ratio of 2:3, <sup>RELATIVE</sup> to the height of any commercial building to the north of such zone and property line, or 20 feet, whichever is greater, in lieu of the more stringent setback ratio otherwise provided in section 7-902(A) of the zoning ordinance.

TANNERY HOUSE  
CONDOMINIUM ASSOCIATION

Signature of  
President: *Katherine M. [unclear]*  
Date: *July 27, 1983*

Signature of Designated  
Representative: *Joseph B. [unclear]*  
Date: *July 27, 1983*

Legal Description (Metes and Bounds)

BEGINNING at the northwest intersection of Wilkes and St. Asaph Streets; thence west with Wilkes Street 163-5/12 feet to the intersection of an alley said to be thirteen feet wide; thence with said alley north 176-7/12 feet running parallel to St. Asaph Street; thence east parallel to Wilkes Street 88.42 feet; thence south parallel to St. Asaph Street 75.5 feet; thence east parallel to Wilkes Street 75 feet to the west side of St. Asaph Street; thence south with St. Asaph Street 101.08 feet to the beginning.



# REZONING PROPERTY PLAT

